



ATCHISON

RIVERFRONT

RIVERFRONT DEVELOPMENT AREA





HOW IT ALL BEGAN

In 1996 the Atchison community completed a comprehensive strategic plan, which identified the downtown/riverfront area as the #1 priority for development. The area has the greatest concentration of historically, architecturally and culturally significant structures and sites and is the focus of efforts to improve Atchison's image.

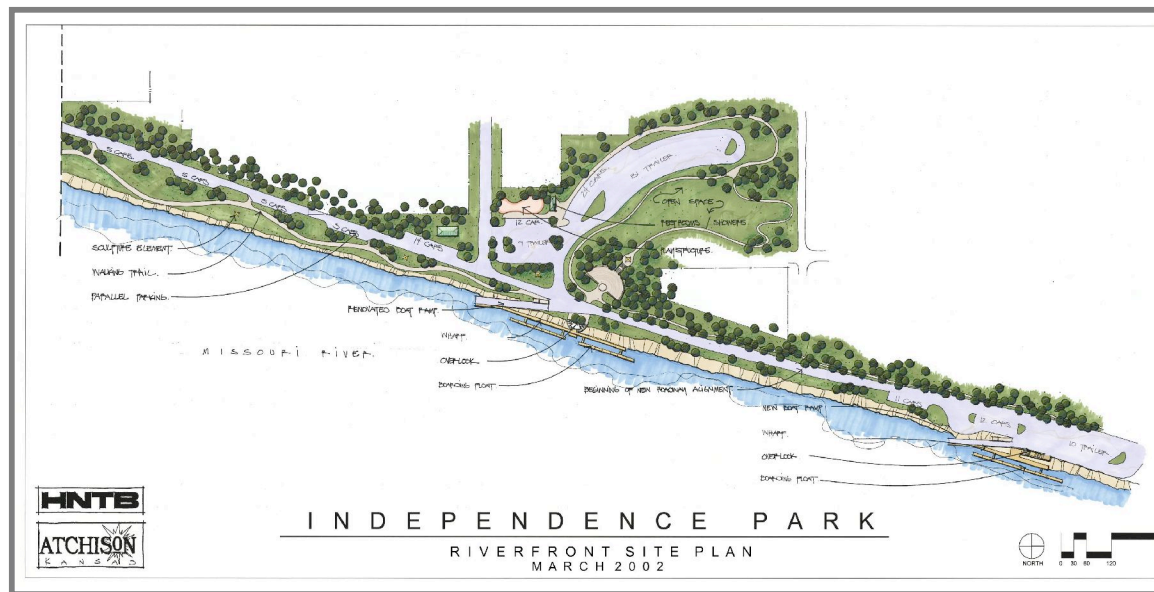
COMMERCIAL STREET CORRIDOR PROJECT

- **Injected over \$1.5 million**
- **Implemented facade improvement program**
- **Purchased a dilapidated historic structure**
- **Purchased key abandoned commercial property**



RIVERFRONT DEVELOPMENT TASK FORCE

- Prime goals of the master plan
 - Extend the retail district to the riverfront
 - Enhance the role of commercial activity
 - Treat the entire area as one unified district
 - Utilize existing historic buildings in the overall redevelopment plan

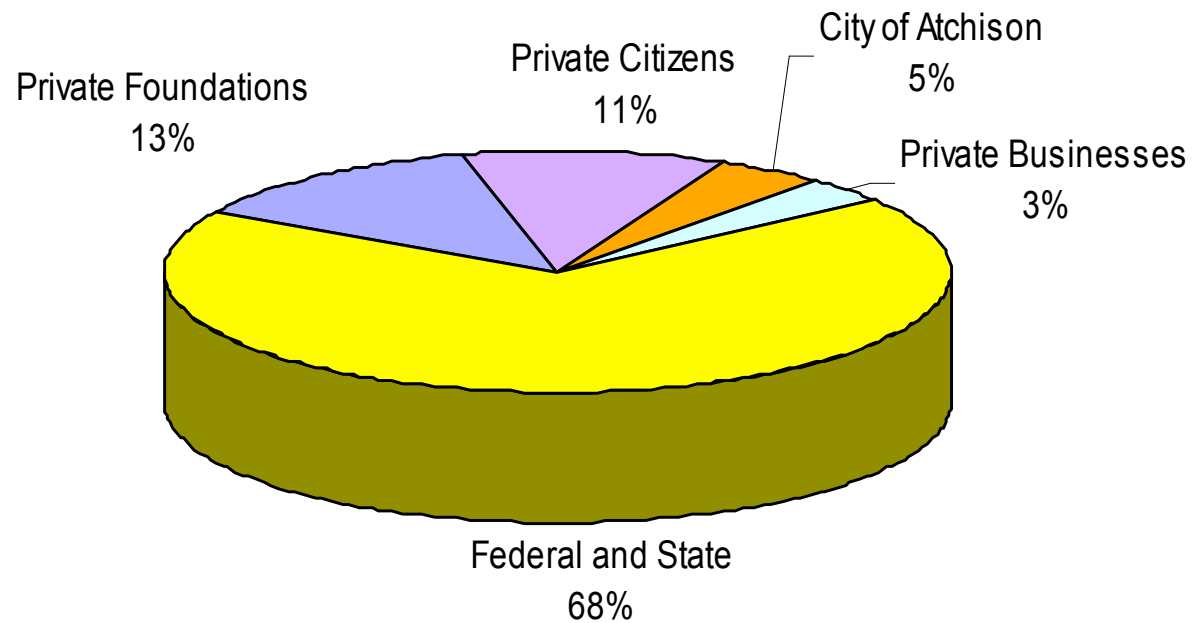


RIVERFRONT DEVELOPMENT TASK FORCE

- **Accomplished donation of railroad property in 2001**
- **KDHE BTA Projects (2)**
- **Addressed Brownfields issues regarding the perceived or actual environment impairment**
- **Approved site plan and secured design funding (2002)**
- **Initiated construction (2003)**
- **Conducted fundraising efforts (2002-2004)**



RIVERFRONT PROJECT FUNDING



RIVERFRONT PROJECT FUNDING

Breakdown of Federal and State Agencies

Federal DOT Congressional Earmark - through KDOT	1,000,000.00
KDOT Transportation Enhancement Program	604,821.00
Economic Development Administration	409,100.00
Kansas Dept. of Wildlife and Parks	300,000.00
HUD EDI Special Project Congressional Earmark	281,657.00
EPA Brownfields Assessment	200,000.00
Kansas Water Office	<u>50,000.00</u>
 Total Federal and State Agencies	 2,845,578.00

RIVERFRONT PROJECT FUNDING

<u>Breakdown by Source of Funding</u>	<u>Dollar</u>	<u>Percent</u>
Federal and State Agencies	2,845,578.00	68.4%
Private Foundations	532,500.00	12.8%
Private Citizens	447,130.00	10.7%
City of Atchison	192,322.00	4.6%
Private Businesses	143,328.00	3.4%
Total Injection	4,160,858.00	100.0%

ELEMENTS OF BROWNFIELDS PROJECT

- **Reduce threats to human health and the environment**
- **Utilize existing infrastructure**
- **Create green space, seating, and landscaped open areas to beautify historic Atchison**
- **Capitalize on tourism**



RIVERFRONT CONSTRUCTION

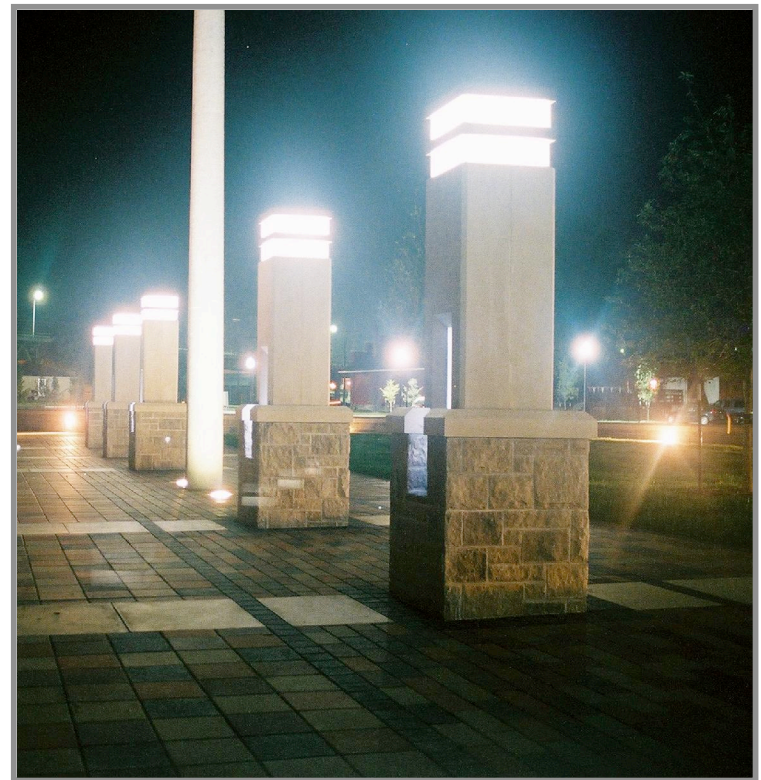


RIVERFRONT CONSTRUCTION



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RIVERFRONT CONSTRUCTION





RIVERFRONT AWARDS

IESNA

Illuminating Engineering Society of North America – Award of Merit

ASLA

American Society of Landscape Architects – Merit Award for Built Projects to HNTB Corp.

APA

American Planning Association – 2005 Outstanding Planning Award for Special Community Initiative

ABC

Associated Builders and Contractors Inc. – 2004 Excellence in Construction Award

American Council of Engineering Companies of Kansas – 2004 Kansas City Public
Improvement Award

Atchison Area Chamber of Commerce – 2005 Award of Excellence

WHAT'S NEXT FOR RIVERFRONT??

- Designate areas to develop
- Work with existing and new businesses



RIVERFRONT POTENTIAL DEVELOPMENT



NEW CONSTRUCTION ON THE RIVERFRONT



MGPI CORPORATE HEADQUARTERS



Approx. cost: \$2.2 million

MGPI TECHNICAL CENTER

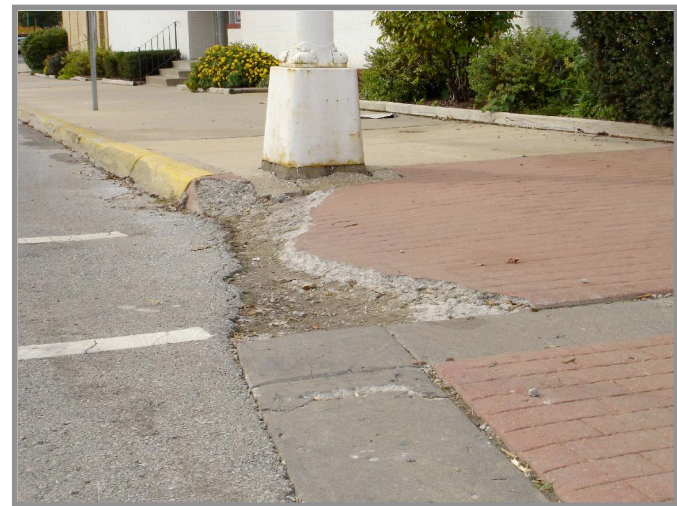


Approx. cost: \$2.5 million

ADDITIONAL REDEVELOPMENT PROJECTS



ADDITIONAL REDEVELOPMENT PROJECTS



Deteriorating Walking Surfaces and Curbing

ADDITIONAL REDEVELOPMENT PROJECTS



Poor Drainage Issues

ADDITIONAL REDEVELOPMENT PROJECTS



Removal of Cap



Poor Condition of Seating

ADDITIONAL REDEVELOPMENT PROJECTS



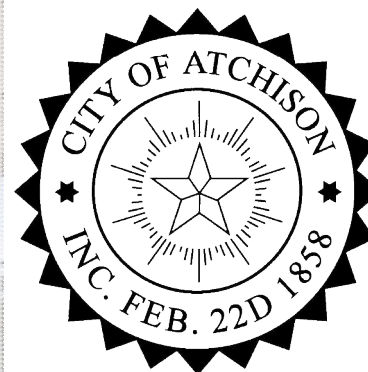
ADDITIONAL REDEVELOPMENT PROJECTS



400 Block Facing East

ADDITIONAL REDEVELOPMENT PROJECTS





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